



**TOWNSHIP OF GALLOWAY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**PLANNING AND ZONING BOARDS**  
300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205  
(609) 652-3700 EXT. 218 FAX: (609) 652-5259

Heather Butler  
Planning/Zoning Board Administrator

**MINUTES**  
**PLANNING BOARD**  
**MARCH 19, 2015**

The meeting was called to order at 7:10 PM. Ken Sooy chaired the meeting.

Present: Matt Ayers, Robert Bruno, Jim Cox, Tom Guercioni, Dan Jones, Betty Mannis,  
Don Purdy, Ken Sooy

Absent: Tony Coppola, Matthew Geese, Charles Wimberg

**2015 PLANNING BOARD COMMITTEES:**

**MASTER PLAN**

Chair: Jim Cox  
Tony Coppola  
Dan Jones  
Ken Sooy  
Alternate: Don Purdy

**DEVELOPMENT REVIEW**

Chair: Jim Cox  
Don Purdy  
Ken Sooy  
Alternate: Tony Coppola

**MINOR SUBDIVISION**

Chair: Dan Jones  
Bob Bruno  
Alternate: Matt Geese

**PINELANDS COMMITTEE**

Chair: Dan Jones  
Charles Wimberg  
Ken Sooy  
Alternate: Don Purdy

**ADMINISTRATIVE BILL COMMITTEE**

Chair: Dan Jones  
Matt Geese  
Alternate: Coppola

**APPROVAL OF BILL LIST:** 2-5-15  
3-19-15

**Approved**  
**Approved**

**APPROVAL OF MINUTES:** 2-5-15

**Approved**

**APPROVAL OF PROFESSIONAL CONTRACT:**

Board Conflict Engineer – Doran Engineering

**Approved**

**APPROVAL OF DECISION AND RESOLUTIONS:**

#16-14 Frank & Shawn McGinley

**Approved**

#21-14 J&D Holdings LLC (Bartlett Ave.)

**Approved**

**SWEARING IN OF BOARD PROFESSIONALS:**

Tiffany Cuvillo – Board Planner

Craig Hurless – Board Engineer

**COMPLETENESS:**

# 1-15 Richard Tartaglio

**DEEMED COMPLETE**

# 2-15 Charles Auchter

**DEEMED COMPLETE**

#3-15 Barrette Phase II

**DEEMED COMPLETE**

**NEW APPLICATIONS:**

**Preliminary & Final Site Plan Amendment With Variance**

**PB # 22-14**

JSM at Chris Gaupp LLC

68 Jimmie Leeds Rd.

Zone (PO)

Block 865.01 Lot 36.02

The applicant is represented by Fred Scerni, Esq. Mr. Scerni explained that this is an application to add 17 parking spaces. The addition of the parking spaces will cause the need for variance relief for parking in front yard setbacks and overall coverage.

The following were sworn in:

Ron Aulenbach – Director of Engineering at Edgewood Properties

Justin Auciello PP – Cofone Consulting Group

William Reerden PE – Senior Engineer for Edgewood Properties

Exhibits:

A-1 – Existing Conditions Plan

A-2 – Site & Geometry Plan

A-3 – Lighting Plan

The applicant is requesting to add 17 parking stalls to the site 8 parking stalls on the Chris Gaupp side of the building and an additional 9 stalls along Jimmie Leeds Road side of the building.

Ron explained that the first variance being requested is for impervious coverage and the second is the parking setback in the front yard along Jimmie Leeds Road. There is 11.94 feet being proposed along Jimmie Leeds Road and 4.76 feet along Chris Gaupp Dr when 25 feet is required. With the impervious coverage 50 % is permitted and the existing site has a coverage of 68.8% which was approved as part of the original site plan and the applicant is now proposing 73.6%.

Ron stated that there will be a centrally located dumpster back by the larger retail building. With regard to the lighting plan the applicant will need to seek a design waiver for the relocation of a light near Jimmie Leeds Road to be 11 feet from the property line where 25 feet is required.

The applicant also stated they would install an inlet located at the driveway entrance and connect into the existing storm water basin to prevent water from flowing out to Chris Gaupp Drive.

Craig Hurless read from his report dated January 29, 2015.

The applicant has agreed to comply with the engineers requests.

Justin Auciello gave testimony that the benefits of this application do outweigh any detriment and it does not impair the zone plan or zoning ordinance.

### **Board Questions**

Board member Purdy asked what is going to replace the dumpster that is being taken away from the back of the drive thru area.

*Landscaping.*

### **Public Questions or Comments**

None.

Jorge Coombs stated that the applicant is seeking variances for maximum site coverage, parking setbacks on Jimmie Leeds Road and Chris Gaupp Drive. The impervious coverage would go from 68.8% to 73.6%. There is also a design waiver being requested with regards to the lighting on Jimmie Leeds Road.

Board member Purdy questioned if they could add to the decision; that, since a dumpster is being taken away and they will be using the existing 2 dumpsters that the applicant monitor the trash area and come back to the board if there is another trash enclosure needed.

The applicant stated they would agree to that.

A motion to approve application #22-14 JSM @ Chris Gaupp Drive Preliminary and Final Site Plan Amendment with variances was made by Purdy and seconded by Mannis.

All in favor: Ayers, Bruno, Cox, Guercioni, Jones, Mannis, Purdy and Sooy.

### **Conditional Use / Site Plan Amendment**

#### **PB # 1-15**

Richard Tartaglio

514 W. White Horse Pike

Zone (HC-2)

Block 459 Lot 7

Mr. Jones recused himself from the dias.

Mr. Tartaglio was sworn in.

Mr. Tartaglio stated that he is requesting to add a 30 x 80 foot pole barn to his existing business.

Craig Hurless read from his report dated February 26, 2015.

Tiffany CuvIELlo read from her report dated February 25, 2015 and also added that the state requires a 2.5% assessment fee for COAH.

### **Board Questions or Comments**

Mr. Cox asked about the retail area.

*Mr. Tartaglio stated that the first floor is listed as retail but is not used as retail and does not intend to use it as retail.*

### **Public Questions or Comments**

None.

Jorge Coombs stated that the applicant is requesting a conditional use approval and amended site plan for a 30 x 80 foot pole barn to store and restore vintage vehicles. A condition of approval would be a small storm water management system at the rear of the property.

A motion to approve application #1-15 for Richard Tartaglio, Conditional Use Approval-Site Plan Amendment was made by Purdy and seconded by Cox.

All in favor: Ayers, Bruno, Cox, Guercioni, Mannis, Purdy and Sooy.

### **4 Lot Minor Subdivision w/VariANCES**

#### **PB # 2-15**

Charles Auchter

Zurich Avenue

Zone (R-5)

Block 650 Lot 1 & 2

At 7:55 p.m. there was a recess. The meeting was called back to order at 7:59 p.m.

Joe Maffei, licensed engineer and planner with EDA was sworn in along with the applicant Charles Auchter.

Mr. Maffei explained they are requesting a minor subdivision for 3 new residential lots and 1 remaining lot. This property is subject to the Pinelands Mandatory Clustering Ordinance. Mr. Maffei described the current and proposed conditions of the lots. Easements will be required.

Lot 1.02 has a minimum front yard setback of 100 feet required where a setback of 70 feet is proposed and a minimum rear yard setback of 50 feet where 47.43 feet is proposed. Variances for building coverage and site coverage are also being requested.

Craig Hurless read from his report dated February 25, 2015. Mr. Maffei was asked to explain the variance request regarding MLUL N.J.S.A. 40:55D-35 and N.J.S.A. 40:55D-36. The proposed subdivision will result in lots 1.02, 2.01 and 2.02 being accessed by a 50-foot easement and not abutting an improved street.

Mr. Maffei stated that the stone width of the easement that goes thru will be 20 foot wide and are within the Fire Departments requirements. Craig Hurless is asking for more detail regarding the

construction of the road to make sure it can handle the firefighting equipment. The applicant stated they have no problem with that. Craig stated that there is a request for a waiver from curbing and sidewalks the project fronts on both Zurich Avenue and Herschel Street. Craig supports granting a waiver from requiring the contribution for the sidewalk along Herschel Street as it is unimproved. The applicant should make a contribution to the Township Sidewalk and Pedestrian Path Fund for the sidewalk along Zurich Avenue. Craig is asking for more information to make sure that there is a blanket easement all the way through the entire driveway access and we need to make sure we know who is responsible for that maintenance. There is also a recommendation that a deed notice is to be provided that states that at the time of applying for the individual building permit a plot plan review must be done. A 20 x 20 asphalt or concrete driveway apron with a 10 foot radius at Zurich Avenue.

Tiffany CuvIELLO read from her report dated February 24, 2015.

Mr. Sooy asked who would be in charge of the maintenance of the driveway. Mr. Maffei stated Mr. Auchter would be the one to maintain it. It would be a deed restriction that lot 1.01 would be responsible to maintain the driveway.

### **Public Questions and Comments**

Allen Dill of 209 S. Odessa Avenue stated his concerns of wetlands.

Jorge Coombs gave a summary of the application. The applicant is seeking a minor subdivision approval with the following variance reliefs:

1. Front Yard Setback
2. Rear Yard Setback
3. Site Coverage
4. Building Coverage
5. Building Lot Must Abut an Improved Street

The application is being presented in accordance with the Pinelands Clustering requirements. There would be a deed restriction stating that the owner of lot 1.01 shall maintain the access driveway. There is to be deed notice with regards to the responsibility to Plot Plan review.

The applicant asked about the 5.77% coverage variance and asked if it could be a higher percentage. Tiffany stated that in the NR and RC zone the Site Coverage (lot and building) is 30%. The applicant must agree to meet the storm water requirements for the requested coverage on each individual lot.

A motion to approve application 2-15, Charles Auchter 4 lot subdivision w/ variances was made by Purdy and seconded by Mannis.

All in favor: Ayers, Bruno, Cox, Guercioni, Jones, Mannis, Purdy, & Sooy.

## **Preliminary & Final Major Site Plan**

### **PB # 3-15**

Barrette Phase II

545 Tilton Rd.

Zone (I)

Block 453 Lot 1.01 & 1.03

Nicholas Menas, Esq. represents the applicant. Tim Meehan of Barrette Outdoor Living, Chris Terrells of Barrette Outdoor Living, Ronald Curcio P.E. of Adams Rehmann & Heggan & Terrence Combs P.P. of Adams Rehmann & Heggan were sworn in.

Exhibit A-1 Overall Site Plan

Exhibit A-2 (from the December hearing) Aerial Drawing.

Mr. Combs explained to the Board the locations of the proposed 151 car parking lot for employees and proposed outdoor storage facility. There is a proposed expansion of the paved parking lot in the front of the building from 35 spots to 89 spaces for the administrative staff and visitors. The applicant had proposed that the employee parking lot be gravel but the engineer prefers to see it paved and the applicant has agreed to do that. The entire storage area will be stoned for palette storage. There are no variances being requested. There is a waiver for lighting in the parking area and a waiver from landscaping around the basin near the employee parking area. Mr. Combs stated there are no issues or concerns in the professional reports from both Tiffany CuvIELlo dated February 27, 2015 and Polistina Associates dated March 3, 2015 the applicant can comply with all concerns.

Craig Hurless read from his report dated March 3, 2015.

Tiffany CuvIELlo read from her report dated February 27, 2015.

## **Board Questions**

None.

## **Public Questions**

Charles Weeks of 529 Country Club Drive stated his concerns about the fencing.

The applicant is requesting preliminary and final site plan approvals for Phase II of the project. They will be occupying additional square feet of the building. There will be restricted traffic flow on the Northern side the entrance will be on the Southern side. There are no variances. They are asking for some design waivers for the lighting levels around the perimeter of the employee parking lot, fencing and landscaping around the storm water basin next to the employee parking lot. There will be an informal meeting with the homeowners association regarding the fence issue across the southern side.

A motion to approve application 3-15, Barrette Outdoor Living Phase II Preliminary and Final Site Plan was made by Purdy and seconded by Bruno.

All in favor: Ayers, Bruno, Cox, Guercioni, Jones, Mannis, Purdy and Sooy.

### **Determination of Need**

Tiffany CuvIELlo gave a presentation regarding the White Horse Pike Corridor Phase 4A – Pomona West Nantucket At Galloway, Block 460 Lots 1, 2, & 3 also Block 461 Lots 1, 2, 3, 4, 5, 6.01, 6.02, 6.03, 6.04, 6.05 & 6.06.

### **Board Questions or Comments**

None.

### **Public Questions or Comments**

Allen Dill of 209 S. Odessa Avenue stated his concerns with zoning changes for the area and does not want to see any type of residential housing.

A motion to approve resolution 6A-2015 recommending designation of redevelopment area (non-condemnation) was made by Cox and seconded by Mannis.

All in favor: Ayers, Bruno, Cox, Guercioni, Jones, Mannis, Purdy and Sooy

### **Public Comments**

None.

The meeting was adjourned at 9:19 p.m.

Minutes Submitted by Heather Butler, Board Administrator